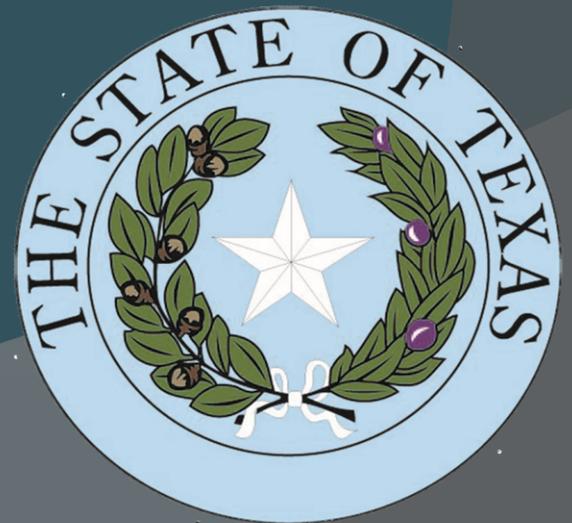
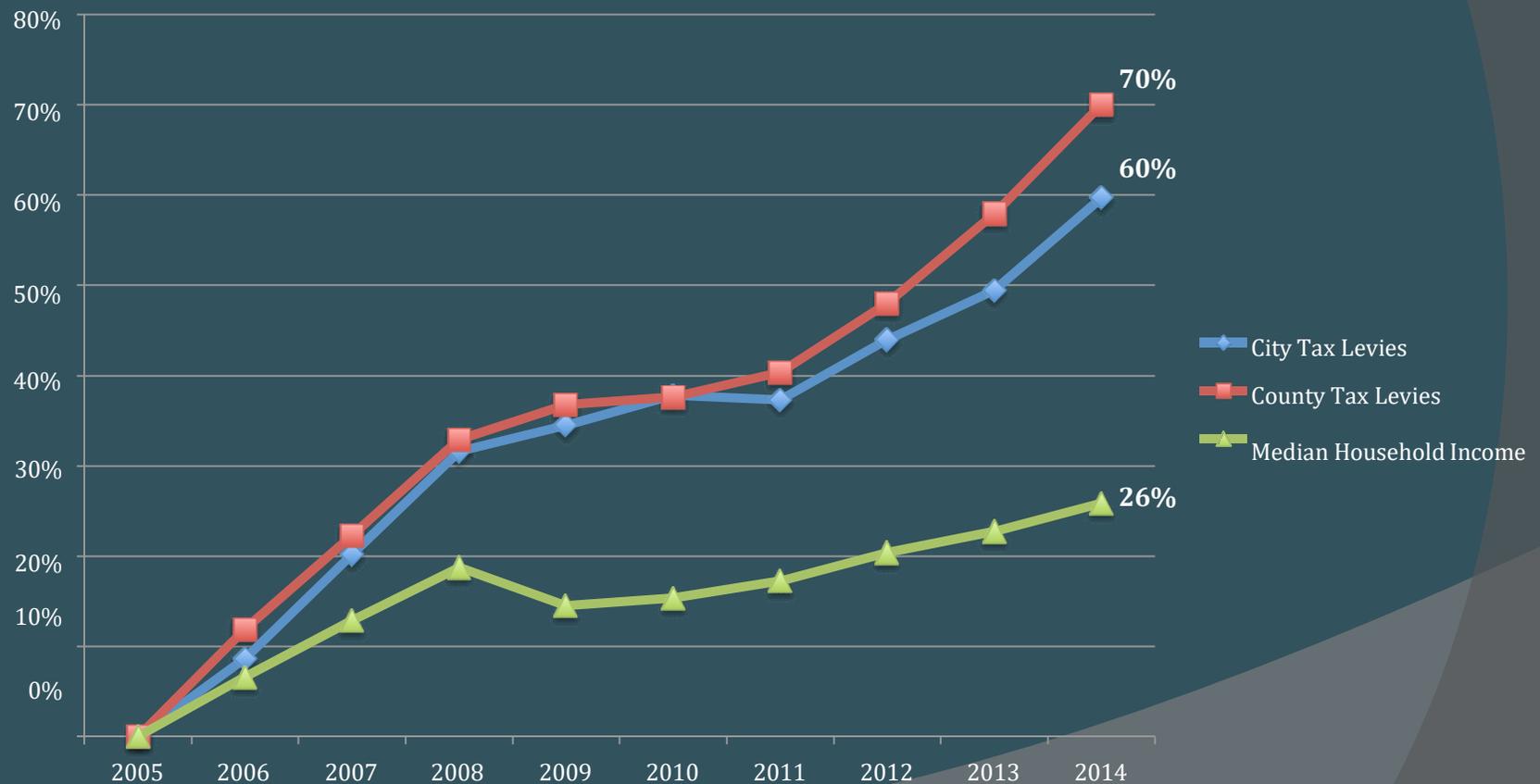


# Senate Select Committee for Property Tax Reform & Relief



# LOCAL TAXES VS. HOUSEHOLD INCOMES Statewide

Since 2005, city and county property tax levies have increased much faster than median household incomes

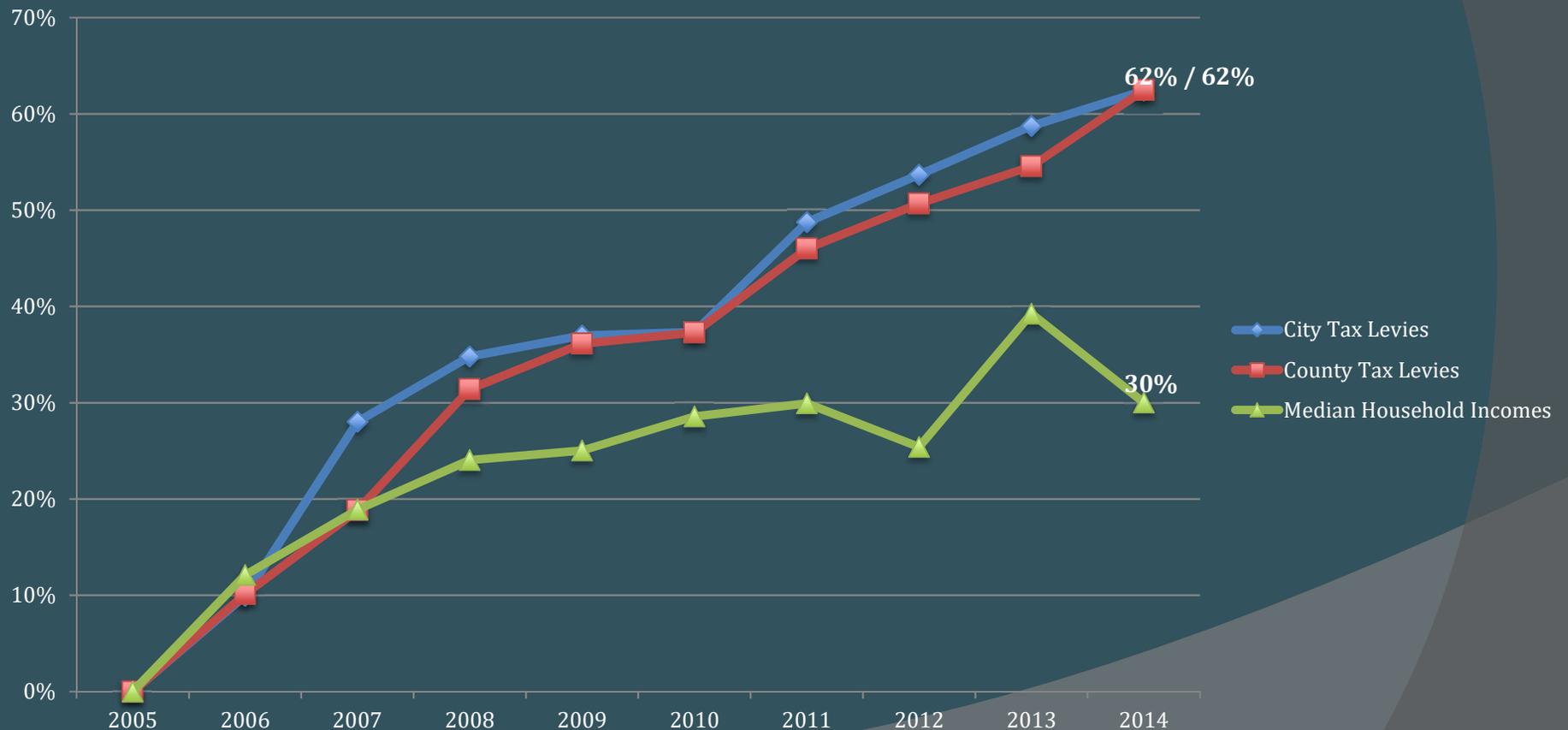


Sources: Texas Comptroller of Public Accounts; U.S. Census American Community Survey (ACS) Historical Nominal Median Household Income

# LOCAL TAXES VS. HOUSEHOLD INCOMES

## Brownsville/ Cameron County

Since 2005, city and county property tax levies have increased much faster than median household incomes

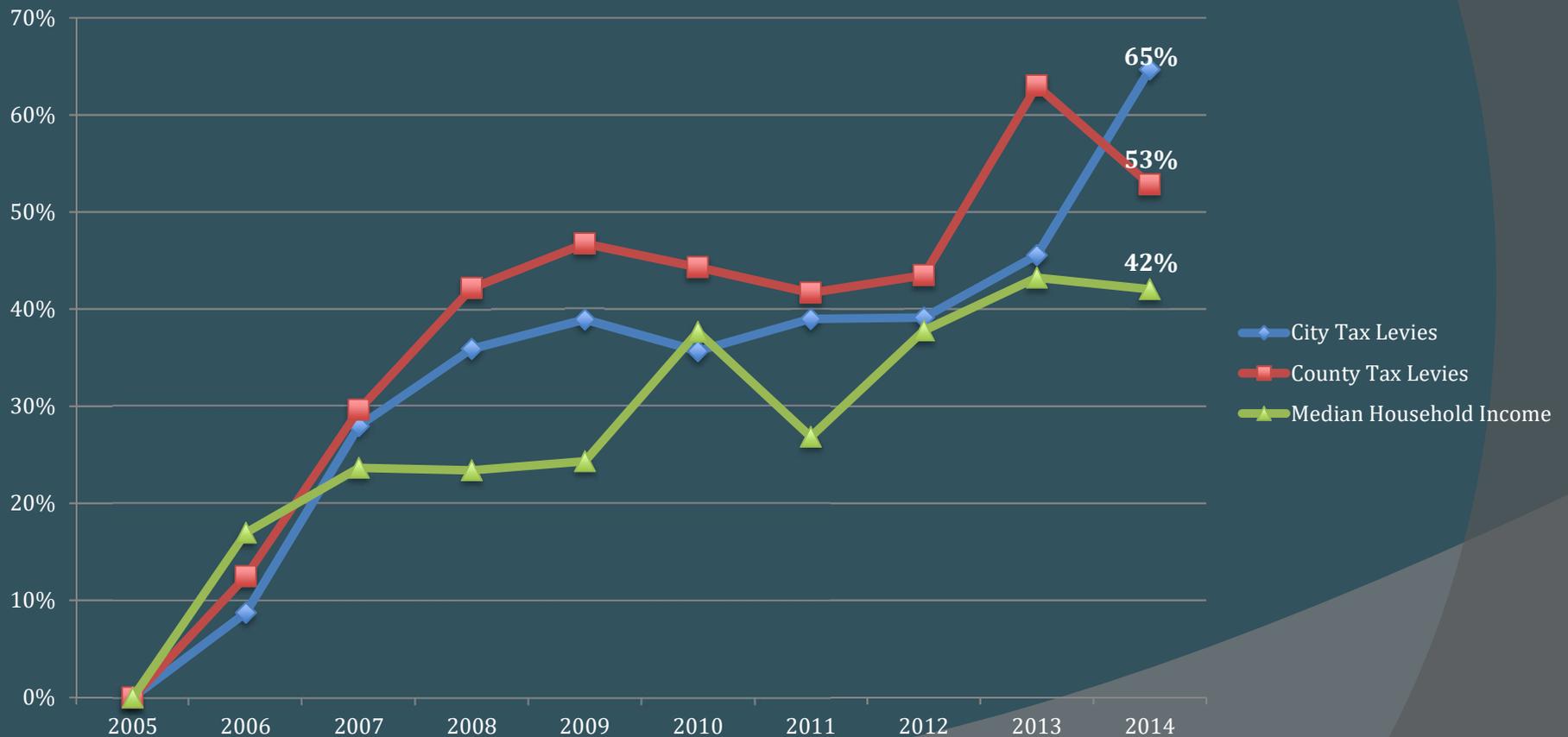


Sources: Texas Comptroller of Public Accounts; U.S. Census American Community Survey (ACS) Historical Nominal Median Household Income

# LOCAL TAXES VS. HOUSEHOLD INCOMES

## McAllen/ Hidalgo County

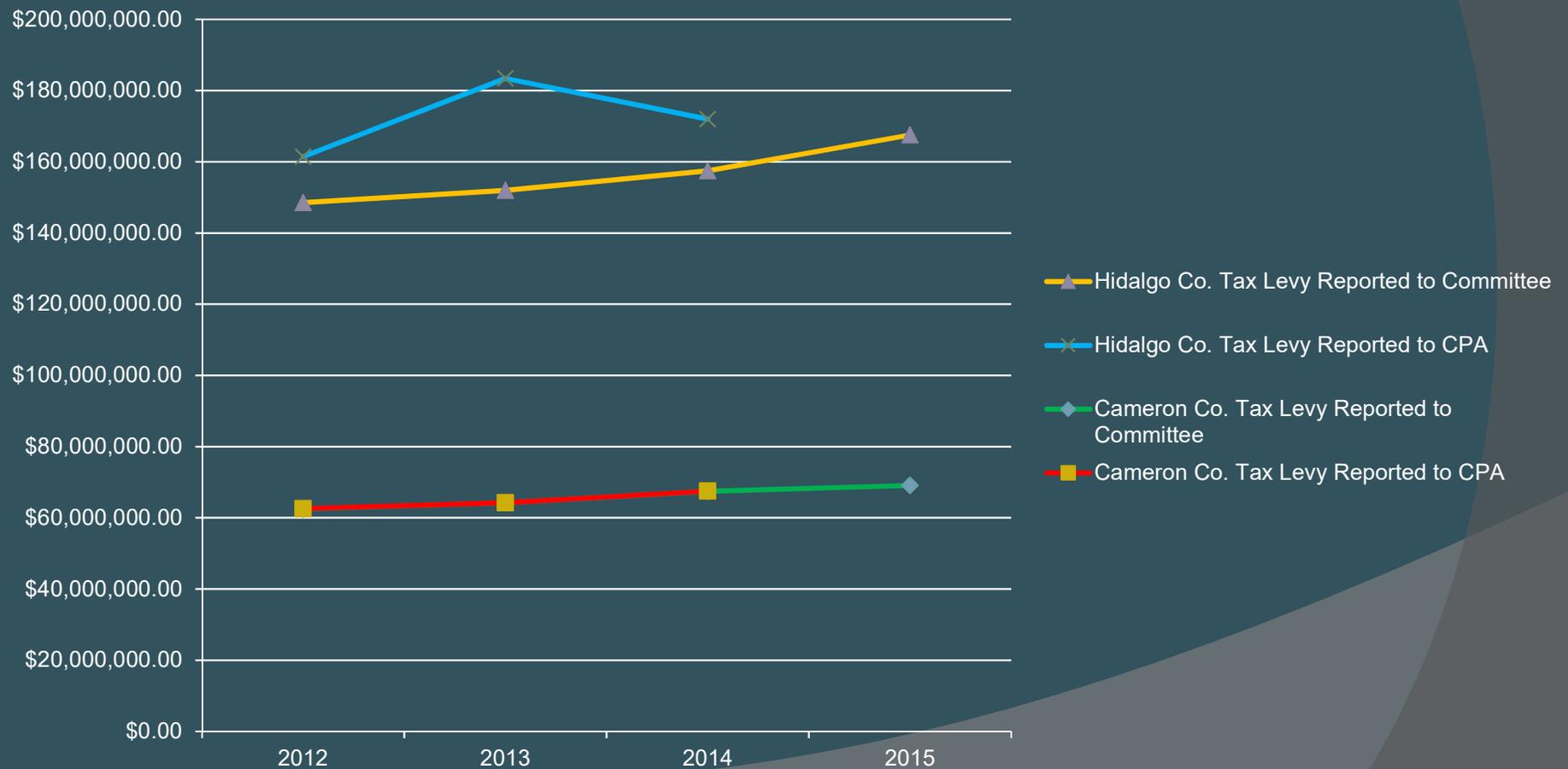
Since 2005, city and county property tax levies have increased much faster than median household incomes



Sources: Texas Comptroller of Public Accounts; U.S. Census American Community Survey (ACS) Historical Nominal Median Household Income

# LOCAL PROPERTY TAX LEVIES Cameron and Hidalgo Counties

The calculated Property Tax Levies provided to the Comptroller from Hidalgo County are at variance with calculations based on data provided directly by the Appraisal District



Sources: Texas Comptroller of Public Accounts; Public Information Request made by Select Committee

# City Property Tax Levies, 2003 to 2014

Year	Total Property Taxes Levied	City Taxes Levied	City Levy as a % of Total Levy	Annual % change in City Levy	Annual % change In Total Levy
2003	\$28,893,411,036	\$4,415,212,819	15.28%	5.46%	5.76%
2004	\$30,973,635,241	\$4,607,757,531	14.88%	4.36%	7.20%
2005	\$33,478,989,315	\$4,901,791,597	14.64%	6.38%	8.09%
2006	\$35,552,907,030	\$5,322,985,519	14.97%	8.59%	6.19%
2007	\$35,114,596,621	\$5,890,306,731	16.77%	10.66%	-1.23%
2008	\$38,979,969,545	\$6,451,012,447	16.55%	9.52%	11.01%
2009	\$40,034,355,798	\$6,593,755,037	16.47%	2.21%	2.70%
2010	\$40,275,451,155	\$6,755,401,406	16.77%	2.45%	0.60%
2011	\$40,515,816,942	\$6,810,049,306	16.81%	0.81%	0.60%
2012	\$42,748,637,566	\$7,069,533,905	16.54%	3.81%	5.51%
2013	\$45,266,928,108	\$7,324,521,932	16.18%	3.61%	5.89%
2014	\$49,067,216,670	\$7,789,068,440	15.87%	6.34%	8.40%
		<u>Percentage Change 2003-2014</u>		76.41%	

# County Property Tax Levies, 2003 to 2014

Year	Total Property Taxes Levied	County Taxes Levied	County Levy as a % of Total Levy	Annual % change in County Levy	Annual % change In Total Levy
2003	\$28,893,411,036	\$4,121,758,950	14.27%	7.07%	5.76%
2004	\$30,973,635,241	\$4,462,844,074	14.41%	8.28%	7.20%
2005	\$33,478,989,315	\$4,772,652,208	14.26%	6.94%	8.09%
2006	\$35,552,907,030	\$5,339,613,542	15.02%	11.88%	6.19%
2007	\$35,114,596,621	\$5,836,989,949	16.62%	9.31%	-1.23%
2008	\$38,979,969,545	\$6,342,704,903	16.27%	8.66%	11.01%
2009	\$40,034,355,798	\$6,526,724,060	16.30%	2.90%	2.70%
2010	\$40,275,451,155	\$6,567,069,864	16.31%	0.62%	0.60%
2011	\$40,515,816,942	\$6,742,912,786	16.64%	2.68%	0.60%
2012	\$42,748,637,566	\$7,064,659,174	16.53%	4.77%	5.51%
2013	\$45,266,928,108	\$7,537,749,427	16.65%	6.70%	5.89%
2014	\$49,067,216,670	\$8,114,998,194	16.54%	7.66%	8.40%
		<u>Percentage Change 2003-2014</u>		96.88%	

# Special District Property Tax Levies, 2003 to 2014

Year	Total Property Taxes Levied	Special District Taxes Levied	Special District Levy as a % of Total Levy	Annual % change in Special District Levy	Annual % change In Total Levy
2003	\$28,893,411,036	\$3,092,285,295	10.70%	7.95%	5.76%
2004	\$30,973,635,241	\$3,369,068,834	10.88%	8.95%	7.20%
2005	\$33,478,989,315	\$3,609,629,697	10.78%	7.14%	8.09%
2006	\$35,552,907,030	\$3,972,185,910	11.17%	10.04%	6.19%
2007	\$35,114,596,621	\$4,513,060,409	12.85%	13.62%	-1.23%
2008	\$38,979,969,545	\$4,952,734,969	12.71%	9.74%	11.01%
2009	\$40,034,355,798	\$5,133,820,497	12.82%	3.66%	2.70%
2010	\$40,275,451,155	\$5,392,511,510	13.39%	5.04%	0.60%
2011	\$40,515,816,942	\$4,926,074,010	12.16%	-8.65%	0.60%
2012	\$42,748,637,566	\$5,543,422,374	12.97%	12.53%	5.51%
2013	\$45,266,928,108	\$5,318,507,423	11.75%	-4.06%	5.89%
2014	\$49,067,216,670	\$6,370,469,864	12.98%	19.78%	8.40%
		<u>Percentage Change 2003-2014</u>		106.01%	

# School Property Tax Levies, 2003 to 2014

Year	Total Property Taxes Levied	School Taxes Levied	School Levy as a % of Total Levy	Annual % change in School Levy	Annual % change In Total Levy
2003	\$28,893,411,036	\$17,264,153,972	59.75%	5.15%	5.76%
2004	\$30,973,635,241	\$18,533,964,802	59.84%	7.36%	7.20%
2005	\$33,478,989,315	\$20,194,915,813	60.32%	8.96%	8.09%
2006	\$35,552,907,030	\$20,918,122,059	58.84%	3.58%	6.19%
2007	\$35,114,596,621	\$18,874,239,532	53.75%	-9.77%	-1.23%
2008	\$38,979,969,545	\$21,233,517,226	54.47%	12.50%	11.01%
2009	\$40,034,355,798	\$21,780,056,204	54.40%	2.57%	2.70%
2010	\$40,275,451,155	\$21,558,289,126	53.53%	-1.02%	0.60%
2011	\$40,515,816,942	\$22,001,561,060	54.31%	2.06%	0.60%
2012	\$42,748,637,566	\$23,072,781,962	53.97%	4.87%	5.51%
2013	\$45,266,928,108	\$24,854,671,461	54.91%	7.72%	5.89%
2014	\$49,067,216,670	\$26,792,677,172	54.60%	7.80%	8.40%
		<u>Percentage Change 2003-2014</u>		55.19%	

## How is your Property Tax Bill Calculated?

Appraised Value X Tax Rate = Tax Bill

If your property is appraised at \$200,000, and your tax rate is the statewide average of \$2.50 per \$100 of property value:

**Then \$200,000 X \$2.50/\$100 = \$5,000**

If your appraised value goes up by 10% to \$220,000 but the tax rate stays the same:

**Then \$220,000 X \$2.50/\$100 = \$5,500**

That's a \$500 or 10% increase in your taxes!

In order to keep your taxes from increasing if your appraised value goes up 10%, the tax rate needs to be cut by 12.5% to \$2.227:

**Then \$220,000 X \$2.227 /\$100 = \$5,000**

## How does the Homestead Exemption affect your ISD Property Tax bill?

Appraised Value – Homestead exemption = Assessed Value

Then

Assessed Value X Tax Rate = ISD Tax Bill

If your home is appraised at \$200,000 and the Homestead Exemption for independent school district (ISD) taxes is \$25,000:

**Then \$200,000 - \$25,000 = \$175,000 Assessed Value**

With an Assessed Value of \$175,000 at the average independent school district (ISD) tax rate of \$1.25 per \$100 of property value:

**Then \$175,000 X \$1.25/\$100 = \$2,187 ISD Tax Bill**

Without the Homestead exemption:

**\$200,000 X \$1.25/\$100 = \$2,500 School ISD Tax Bill, a \$313 difference**

## Do taxpayers ever get a chance to vote on property tax rates?

### **For School Maintenance and Operations (M&O) Taxes?**

**Yes.** Generally, if a school district wants to increase their tax rate above \$1.04, they are required to hold an election to get voter approval.

### **For Interest and Sinking (I&S) Taxes, which are used to repay bonds?**

**Yes.** If a taxing unit wishes to issue bonds backed by property tax revenues, they are required to hold an election to get voter approval.

### **For City, County, and Special District Maintenance and Operations (M&O) Taxes?**

**No.** If a taxing unit wants to increase their tax rate, they are **NOT** required to hold an election to get voter approval **UNLESS** they exceed the 8% rollback tax rate. Then voters may **PETITION** for a rollback election.

The Rollback rate for Cities, Counties, and Special districts allows tax revenues from existing properties to grow 8% each year. Tax revenue from new property is not counted, meaning the actual rate of revenue growth can be 12% or 13%.

# The rollback process for non school taxes is difficult and expensive

## For City, County, and Special District Maintenance and Operations Taxes

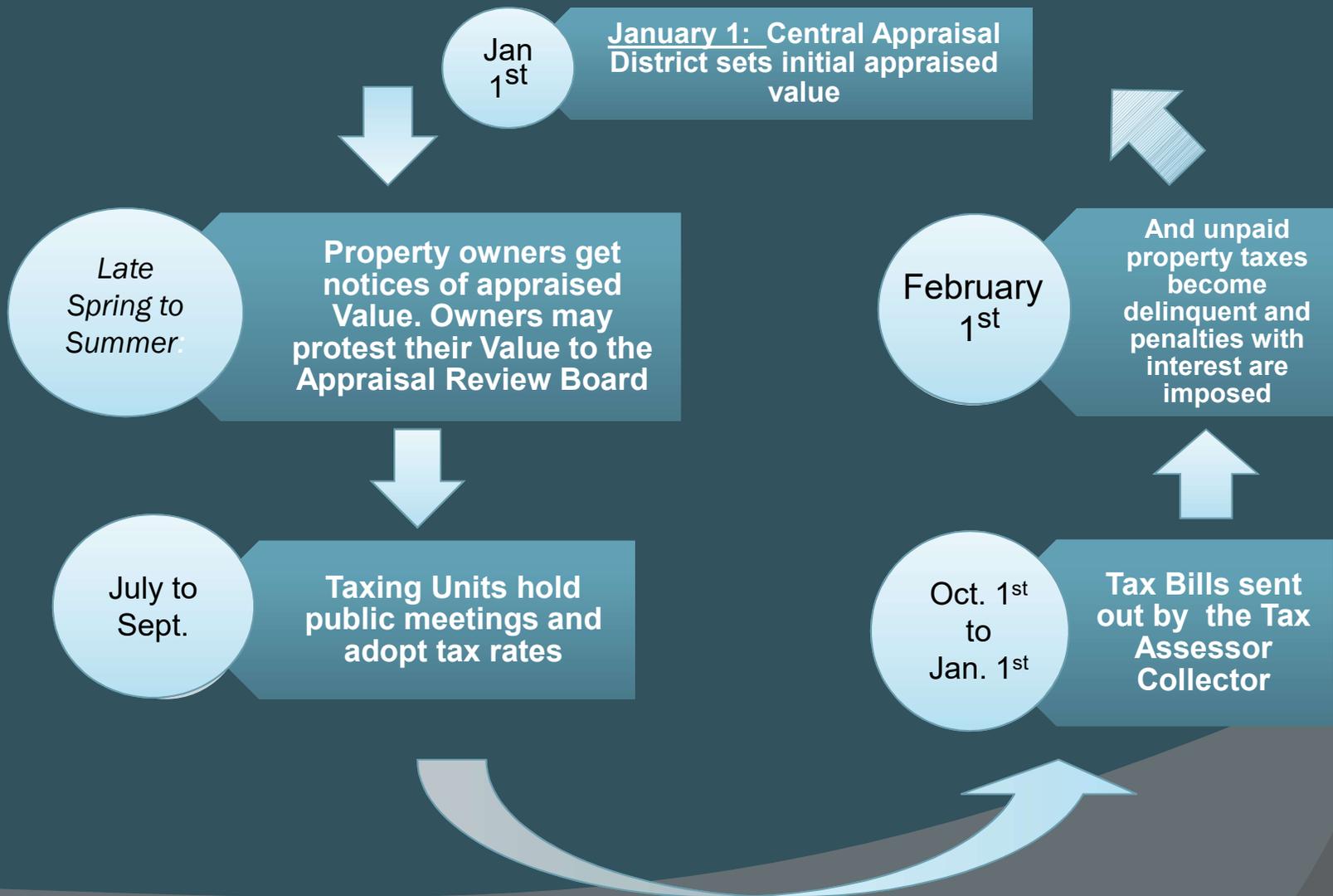
1. If the governing body of a taxing unit votes to increase their M&O tax rate above the 8% rollback tax rate, voters may petition to have a rollback election.
2. Taxpayers have 90 days to get either:
  - A. 7% of registered voters if the taxing unit collects at least \$5 million in M&O taxes
  - B. 10% of registered voters if the taxing unit collects less than \$5 million in M&O taxes
3. Within 20 days of the petition being submitted, the governing body of the taxing unit must determine if is valid. If they do nothing the petition is considered to be valid.
4. If the petition is valid, a rollback election must be held within 30 to 90 days.
5. If the voters reject the increase, the M&O tax rate is reduced to the 8% rollback rate.

## For School Maintenance and Operations Taxes

1. If a school board votes to increase the M&O tax rate, they must hold a tax ratification election in 30 to 90 days.
2. If the voters do not approve the increase, the school board may not adopt a tax rate the exceeds the district's rollback rate.

The rollback process for school taxes is simple and doesn't require taxpayers to spend their own money on a petition drive.

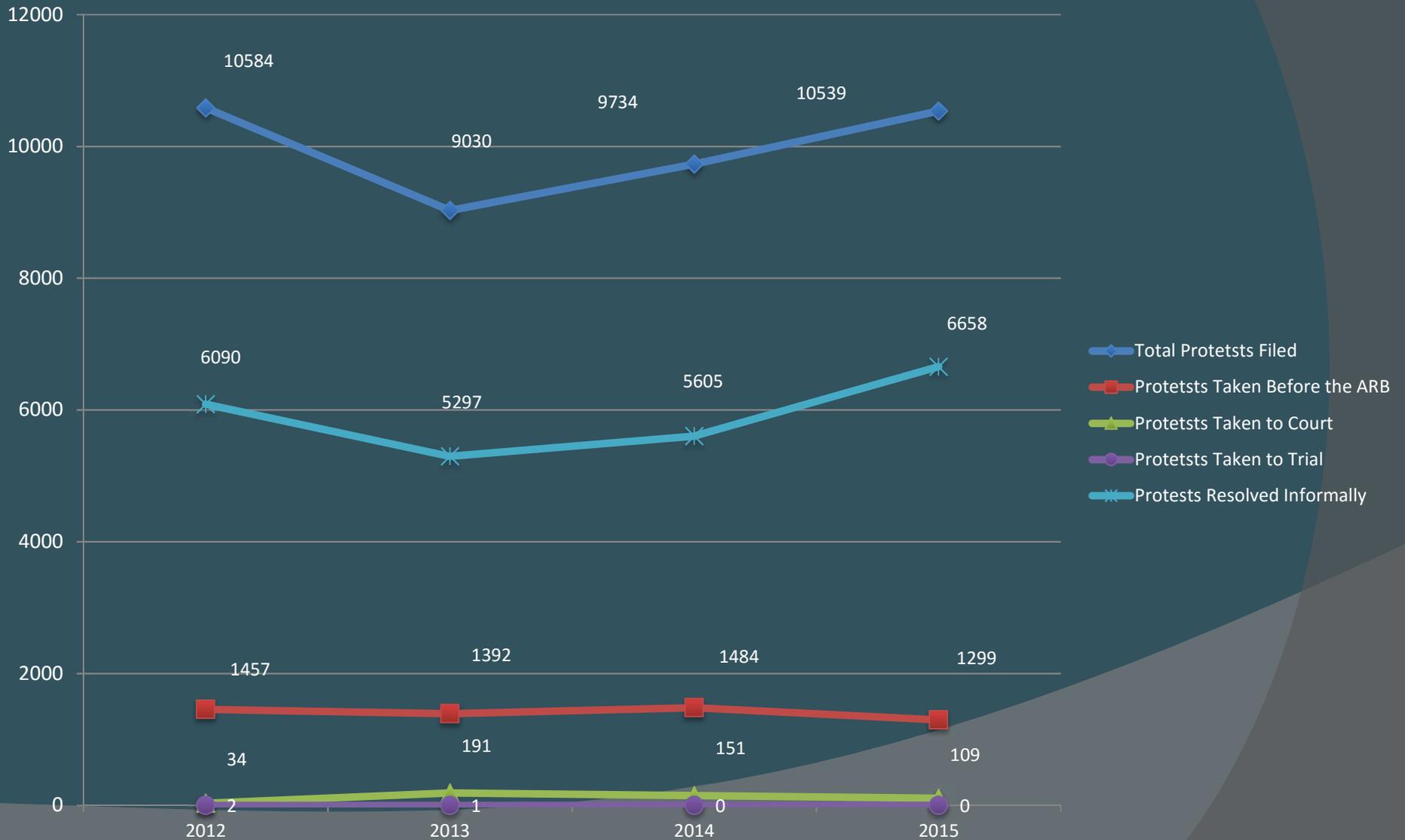
# The Property Tax Cycle



# The Property Tax Protest Process: Data from Hidalgo County



# The Property Tax Protest Process: Data from Cameron County





# Senate Select Committee for Property Tax Reform & Relief



## Contact Information

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Live Webcast : <http://www.senate.state.tx.us/75r/Senate/events.php>